

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

22 McGowan Street, Long Gully

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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range \$290,000 - \$310,000

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### Median sale price

Median Price \$260,000 | House | Long Gully

Period – From 8<sup>th</sup> May 2017 to 8<sup>th</sup> May 2018 Source – RPdata

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### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
60 Holdsworth Road, Long Gully	\$267,500	25/01/2018
36 Dowding Street, California Gully	\$272,000	02/02/2018
93 Holdsworth Road, Long Gully	\$297,500	03/01/2018